151.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,400 / 780,400
					USE VALUE:	780,400 / 780,400
					ASSESSED:	780,400 / 780,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		GRAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CZECH PAUL A &
Owner 2:	COLBATH-CZECH ELISABETH A
Owner 3:	
Street 1:	6 GRAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERBERIAN NISHAN K--ETAL -
Owner 2:	BERBERIAN GERALDINE--TRS -
Street 1:	6 GRAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 1855 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4160.000	344,600		435,800	780,400
Total Card	0.096	344,600		435,800	780,400
Total Parcel	0.096	344,600		435,800	780,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.81 /Parcel: 420.81

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 99958

GIS Ref

GIS Ref

Insp Date 08/08/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0009.0

!11834!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,600	0	4,160.	435,800	780,400		Year end	12/23/2021
2021	101	FV	334,600	0	4,160.	435,800	770,400		Year End Roll	12/10/2020
2020	101	FV	334,700	0	4,160.	435,800	770,500	770,500	Year End Roll	12/18/2019
2019	101	FV	260,400	0	4,160.	408,600	669,000	669,000	Year End Roll	1/3/2019
2018	101	FV	260,400	0	4,160.	337,800	598,200	598,200	Year End Roll	12/20/2017
2017	101	FV	260,400	0	4,160.	310,500	570,900	570,900	Year End Roll	1/3/2017
2016	101	FV	225,300	0	4,160.	283,300	508,600	508,600	Year End	1/4/2016
2015	101	FV	212,800	0	4,160.	277,800	490,600	490,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:12:12

LAST REV

Date	Time
11/04/16	14:38:46
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11834

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERBERIAN NISHA	65838-588		7/31/2015		611,000	No	No		
BERBERIAN NISHA	24004-509		12/7/1993			No	No		F

USER DEFINED

Prior Id # 1:	99958
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2016	163	Redo Kit	18,000		2/17/2016			Replace kitchen ca
11/18/2015	1790	Wood Dec	13,700	O				
4/1/1994	93	Manual	9,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2016	Measured	DGM	D Mann
8/8/2016	Permit Visit	DGM	D Mann
10/31/2008	Meas/Inspect	163	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4160		Sq. Ft.	Site		0	80.	1.31	9									435,842						435,800	

Total AC/HA:	0.09550	Total SF/SM:	4160	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	435,842	Spl Credit		Total:	435,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	85250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423358
Depreciation:	78745
Depreciated Total:	344614

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

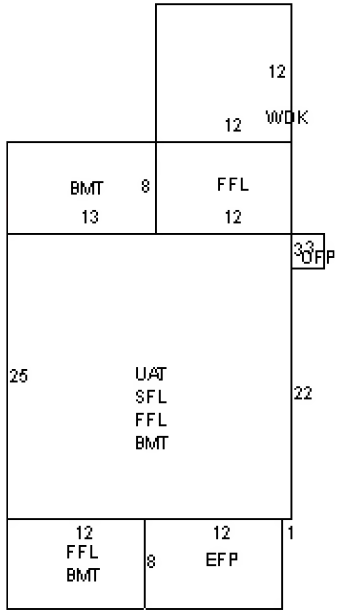
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	128.97
Final Total:	344600	Val/Su SzAd	238.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	825	71.710	59,163
FFL	First Floor	817	180.410	147,395
SFL	Second Floor	625	180.410	112,756
UAT	Upper Attic	156	72.160	11,276
WDK	Deck	144	12.810	1,845
EFP	Enclos Porch	96	55.020	5,282
OFP	Open Porch	9	43.560	392
	Net Sketched Area:	2,672	Total:	338,109
Size Ad	1442	Gross Area	3141	FinArea 1855

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	